Beaufort County, South Carolina Housing Needs Assessment
Stakeholder Interview

Background

Bowen National Research has been retained by Beaufort County to conduct a study of the county's current and future housing needs. As part of this study, we are conducting interviews with community leaders and organizations to gather valuable data and insight into the area and the factors that impact housing. Your responses will remain confidential and only aggregate results will be presented in our report.

1. Please provide your contact information, should we need to follow-up with this response.

Name

Organization

Email Address

Phone Number

2. What type of organization do you represent (select all that apply)?

☐ Agency on Aging/Senior Services   ☐ Housing Developer

☐ Community Action Agency   ☐ Landlord

☐ Disabled/Special Needs Service Provider   ☐ Local Government/Municipal Official

☐ Economic Development Organizations   ☐ Property Management Company

☐ Homeless Service Provider   ☐ Realtor Association/Board of Realtors

☐ Housing Authority

☐ Other (please specify)

Housing Needs & Issues

3. Rank the degree of overall housing need within each of the following areas of the county:

	Low Demand	Moderate Demand	High Demand	I am not knowledgeable of this area
Beaufort (City of)	○	○	○	○
Bluffton	○	○	○	○
Hilton Head	○	○	○	○
Port Royal	○	○	○	○
Unincorporated Northern Beaufort County/Yemassee, Section A (north of Beaufort)	○	○	○	○
Unincorporated Northern Beaufort County/Section B (Lady's Island & Sea Island)	○	○	○	○
Unincorporated Southern Beaufort County(south of Broad River)	○	○	○	○
Other Area In the County (Specify area below)	○	○	○	○

Other (please specify)

[   ]

4. If there is a specific area within one of the cities or county areas noted in the above question where housing development should be focused, please specify it in the box below. *Please be as specific as possible.*

[   ]

5. On a scale of 1 to 3 (3 being the highest), rank the degree of housing need for *each* of the following housing types in Beaufort County.

	1 (Low Demand)	2 (Moderate Demand)	3 (High Demand)
Rental	○	○	○
For-Sale (Homeowner)	○	○	○
Single-Person/Young Professionals	○	○	○
Student	○	○	○
Senior Apartments (Independent Living)	○	○	○
Senior Care Facilities (Assisted and Nursing)	○	○	○
Homeless	○	○	○
Special Needs (Disabled, AIDS/HIV, Ex-Offenders, Etc.)	○	○	○

6. On a scale of 1 to 3 (3 being the highest), rank the need for each of the housing styles in Beaufort County.

	1 (Low Demand)	2 (Moderate Demand)	3 (High Demand)
Apartments	○	○	○
Duplex/Triplex/Townhomes	○	○	○
Condominiums	○	○	○
Detached Houses (Single-Family Homes)	○	○	○
Mobile Homes/Manufactured Housing	○	○	○

7. On a scale of 1 to 3 (3 being the highest), rank the need for housing for each *household* income level.

	1 (Low Demand)	2 (Moderate Demand)	3 (High Demand)
$0 - $25k	○	○	○
$26k - $50k	○	○	○
$51k - $75k	○	○	○
$76k - $100k	○	○	○
$101k or More	○	○	○

8. On a scale of 1 to 3 (3 being the highest), rank the degree to which each of the following housing issues are experienced in Beaufort County.

	1 (Not at All)	2 (Somewhat)	3 (Often)
Foreclosure	○	○	○
Limited Availability	○	○	○
Overcrowded Housing	○	○	○
Lack of Community Services (grocery, doctor, etc.)	○	○	○
Rent Burdened/Affordability	○	○	○
Substandard Housing (quality/condition)	○	○	○
Lack of Public Transportation	○	○	○
Lack of Down Payment for Purchase	○	○	○
Cost of Renovation	○	○	○
Purchase: Burdened/Affordability	○	○	○

9. Rank the priority that should be given to each of the following construction types of housing. (Note: As you make a selection, the list will reprioritize itself)

⣿	⬍	Adaptive Resuse (i.e. Warehouse Conversion)
⣿	⬍	Renovation/Revitalization
⣿	⬍	New Construction

10. Rank the priority that should be given to each of the funding types for housing development. (Note: As you make a selection, the list will reprioritize itself)

⣿	⬍	Homebuyer Assistance
⣿	⬍	Project-Based Rental Subsidy
⣿	⬍	Tax Credit Financing
⣿	⬍	Other Rental Housing Assistance (i.e. Vouchers)
⣿	⬍	Other Homeowner Assistance

11. Are there any *specific* housing development programs that should be given priority as it relates to housing development in Beaufort County?

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12. Are there are *specific* housing development programs (local or state level) that are*not currently offered* in Beaufort County and should be explored?

Barriers to Housing Development

13. What common barriers or obstacles exist in Beaufort County that you believe limit residential development (select all that apply)?

☐ Availability of Land

☐ Cost of Labor/Materials

☐ Cost of Land

☐ Community Support

☐ Financing

☐ Lack of Infrastructure

☐ Lack of Transportation

☐ Lack of Community Services

☐ Local Government Regulations ("red tape")

☐ Lack of Parking

Other (please specify)

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14. How do you believe these obstacles/barriers could be reduced or eliminated? (Responses will be limited to 500 characters)

[   ]

Homelessness

15. Are you knowledgeable about homeless housing needs in Beaufort County?

◯ Yes   ◯ No

16. On a scale of 1 to 3 (3 being the highest), rank the need for housing for each *homeless* group below.

	1 (Low Demand)	2 (Moderate Demand)	3 (High Demand)
Homeless Individuals	◯	◯	◯
Homeless Families	◯	◯	◯
Homeless Veterans (and their families)	◯	◯	◯
Homeless Youth	◯	◯	◯
Chronically Homeless	◯	◯	◯

17. Rank the types of housing for the homeless you believe are most needed. (Note: As you make a selection, the list will reprioritize itself)

⠿ ⬍ Emergency Shelters

⠿ ⬍ Permanent Supportive Housing

⠿ ⬍ Single-Room Occupancy

⠿ ⬍ Transitional Housing

⠿ ⬍ Voucher Assistance

18. What are the obstacles to the development of housing for homeless populations in Beaufort County?

19. Provide any recommendations on ways to address the needs of the homeless population in Beaufort County.

20. Is there anything specific that we should be aware of regarding homelessness or homeless housing needs in Beaufort County? (Responses will be limited to 500 characters)

Special Needs

21. Are you knowledgeable about special needs housing in Beaufort County?

◯ Yes   ◯ No

22. On a scale of 1 to 3 (3 being the highest), rank the need for housing in Beaufort County for each special needs group below.

	1 (Low Demand)	2 (Moderate Demand)	3 (High Demand)
Alcohol/Substance Abuse	◯	◯	◯
Physical/Development Disabilities	◯	◯	◯
Mental Illness	◯	◯	◯
Unaccompanied Youth/Youth Aging Out of Foster Care	◯	◯	◯
Victims of Domestic Violence	◯	◯	◯
Other* (Specify group below)	◯	◯	◯

*If Other, please specify group:

[   ]

23. Rank the types of housing for special needs you believe are most needed in Beaufort County. (Note: As you make a selection, the list will reprioritize itself)

⠿ [⬍] Emergency Shelter

⠿ [⬍] Group Homes

⠿ [⬍] Permanent Supportive Housing

⠿ [⬍] Transitional Housing

24. What are the obstacles to the development of housing for special needs populations in Beaufort County?

[   ]

25. Provide any recommendations on ways to address the needs of the special needs populations in Beaufort County?

[   ]

26. Is there anything specific that we should be aware of regarding special needs populations or special needs housing in Beaufort County? (Responses will be limited to 500 characters)